

BELAIR BEACH HOTEL ANNUAL NEWSLETTER 2016-2017

Maintenance fees,
Options &
Explanations plus
RCI Info

See Page 2

November 15, 2016

Visit our website: www.belairbeach.com

WHAT'S HAPPENING AT BELAIR!

This year has been a busy year for Belair. We have completed a few projects that we have been working on over the last couple of years and have started others.

Unit Improvements:

- Finished replacing the air conditioning ducts in all of the units
- Finished replacing the sofas
- Started replacing the drapes in the units
- Modernized the bedding by replacing the heavy bed-spreads with bed scarves

Building Improvements:

- Repaired the roof
- Replaced Hurricane screens with new ones
- Repainted the hallway in the middle of the building with a "Underwater" mural scene
- Spruced up the Front Desk sitting area with new chairs, a couch and table along with new paintings and decorations
- Replaced broken pool tiles & repaired the pool
- Replaced the railings around the pool
- Repaired & retiled the beach showers/foot baths on the beach
- Repaired the parking lot as needed
- Touched up areas on the Water tank & repaired the pipes

BELAIR WEBSITE
www.belairbeach.com

We have recently made some changes to the website and invite you to see for yourself. In an effort to cut costs, we are no longer sending the yearly Plan & Prepare letter by mail; you can now find the form, room stocking list and car rental rate sheet on our website. They are downloadable; you just need to fill them out and send them to us prior to your arrival, either by mail to our NY office or email to admin@belairbeach.com.

Need to contact us?

Telephone: 1-721-542-3362 or 1-721-542-3366

For Reservations, ask for Paulina or email:
reservations@belairbeach.com

For Timeshare Administration/Owner Relations, ask for Jennifer or email: admin@belairbeach.com

We value our owners and as such do our best to continue to improve Belair.

As a reminder, we are asking everyone to continue to be energy conscious. Utilities continue to be one of our biggest expense. Remember to turn off the lights and raise the thermostats of the air conditioning when leaving your unit to conserve electricity. Report any leaks and/or dripping faucets promptly with the Front Desk. Also, in an effort to make our units smoke-free, please limit your smoking to the terraces or outside on the property.

In the past, we have accommodated owners by storing items for them in the back room of the 3rd floor office or in Housekeeping. Unfortunately, we can no longer do this. As a temporary solution, items have been moved to the back of the Sales office on the 2nd floor, but they can only remain there temporarily. On your next visit, please pick up any items stored here. **Any items left after December 31, 2017, will be disposed of.** Thanking you in advance for your understanding.



The staff at Belair wishes you a
Safe & Happy Holiday season
and a prosperous New Year!

2017 Maintenance Fees

2017 PROJECTED BUDGET

As you can see in the accompanying maintenance fee statement, the 2017 annual maintenance fee is \$1,175 per week.

The following budget is based upon the 2016 actual expenses and reasonable projections for 2017:

Labor—including all benefits	\$1,480,000
Utilities	859,000
Supplies & replacements	537,000
Linens, towels & laundry	323,800
Cable TV	29,000
G & A	268,200
Licenses, permits & computer	29,200
Insurance & related expenses	319,000
Miscellaneous	65,000
Promotions incl. Monday party	79,000
Reserve for major replacements	444,700
Total	\$4,433,900

We are the only resort with daily maid service and we do not charge energy surcharges upon check-out as some resorts do. Belair's maintenance fees continue to be among the most reasonable on the island.

We appreciate your assistance in keeping down the costs when you are here. Every little bit helps!

Belair Management

RCI

Once again, we are pleased to announce that RCI has awarded Belair their top honor—GOLD CROWN. We are all very proud of this achievement.

NOT AN RCI MEMBER?

Join RCI Weeks with a special offer! For a limited time, new RCI Weeks members who enroll at <http://Discover.RCI.com> and enter promotion code: **NewMbrOffer** will receive a savings when joining RCI. Be sure to enter the promo code to receive this special.

DOLLAR-A-DAY PROGRAM

The SMTA Dollar-a-Day program was started in 2005. At check-out, you will see on your bill a voluntary \$1 per day-of- your-stay contribution. This contribution goes to the SMTA's community development projects. Of the funds collected, two-thirds go towards educational projects and one-third goes towards beautifying St. Maarten in the tourist areas as well as local communities. We thank each and every owner who has contributed to this successful program.

MAINTENANCE FEE PAYMENT OPTION

Avoid late fees by paying your maintenance fee on time or use the option below:

If you are unable to pay the maintenance fee in full on or before January 1, 2017, we are continuing to offer the following alternative.

We will allow you to break the fees up into a maximum of six (6) installments without being charged the 5% per month late fee.

Just take your bill and divide it in 2, 3, 4, 5, or 6 payments. **Then add \$10 per payment to cover the cost of processing.**

Example: if your total fee is \$1,175 and you choose to pay in three installments, your payment would be \$392 plus \$10 per payment service charge (\$402 total) beginning January 1st.

The 1st payment must be received by January 1st, and you must send the appropriate payment **every month** until your maintenance bill is paid in full in order to be exempted from paying the 5% per month late fee. This will entitle you to use your time at Belair, through RCI Points or deposit your week with RCI Weeks.

NEW YORK OFFICE

Please remember that the address for the New York accounting office, where you send your maintenance fees and monthly payments, changed last year. The updated address is: 450 7th Avenue, Suite 2801, New York, NY 10123. If you prefer to pay by credit card, please contact the St. Maarten Timeshare Office by telephone or email.

WEEK 53-SUNDAY-RCI POINTS

As a reminder, for those owners who are in RCI Points and own a week 53 for a Sunday unit; your week 53 is NOT automatically ceded into RCI Points. You have a choice to either reserve the week directly with Belair, put it up for rent or receive the points in your RCI Points account. Please contact the Timeshare office to discuss these options. Owners that would like to receive points for their week 53 **MUST** contact the office 120 days prior to December 31, 2017 to receive their full 70,500 points.